

The regular meeting of the Town of Cape Vincent Planning Board was held on December 12, 2018, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

**Board Members Present:** Robert Martin, Chair  
Richard Macsherry  
Paul Docteur  
Bill DeSouza  
Harvey White

**Board Members Excused:** Karen Bourcy  
Frank Gianquinto

**Other:**

There were 2 visitors.

**Privilege of the Floor:** Donna Esegian asked for clarification of the proposed Zoning Law changes. On page 62, she was concerned as to why SW ECS were not included in the section of notification to neighbors. On page 61, Visual Assessment states it is to be defined according to the class of Tall Structures but it is not defined in each category. There is no consistency.

The Chair stated that the board would discuss these concerns.

**Approval of Minutes:**

Board members on a motion by Mr. DeSouza and seconded by Mr. White approved as written the minutes of the November 14, 2018 meeting.

**Old Business: None**

**New Business: Dollar General Update:** According to the Town Supervisor, everything is secure. The current hold-up is the weather. Seville Development is aiming for a construction start date in March. At this time, the company is securing contractors, etc.

**Dillenbeck- Minor Subdivision Application:**

The Board reviewed the application submitted by John and Bonnie Dillenbeck for a minor subdivision. Mr. and Mrs. Dillenbeck are requesting to divide a 7.93-acre lot into 2 separate lots of 2.87 and 5.04 acres at 34106 State Route 12E, Cape Vincent, NY (Tax Parcel #40.06-1-6.3). The Chair stated concerns with the application. On page 1, section "F" was incomplete. The survey map is not in the current owner's name and is dated back to 1995. Where the property joins is not located on the map, structures nor dimensions from the structures to the proposed new zoning line are not indicated on the map. Mr. Joe Russell, the Town Attorney, recommends not accepting the application. He recommends the survey map be in the current owner's name

and within 3-5 years. After reviewing the application, the Chair asked for a motion to table the application due to the above mentioned concerns. Mr. Macsherry made a motion to table the application. Mr. DeSouza seconded the motion and carried, all voting aye. The Chair will contact Mr. Dillenbeck in regards to the above mentioned concerns.

**Planning Board Procedures Review:** The Chair would like to review planning board procedures such as application procedures beginning in January 2019.

**Next Meeting:** The Planning Board will meet on Wednesday, January 9, 2019 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 7:46 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Macsherry made the motion. Mr. Docteur seconded; all voting aye.

Respectfully submitted,

Sharon A. Turner  
Planning Board Secretary